



*William D. Reilich*  
*Supervisor*

# **TOWN OF GREECE**

## **PLANNING BOARD MINUTES**

**APRIL 6, 2016**

**Work Session Began: 6:30 p.m.**

**Meeting Began: 7:00 p.m.**

**Place: Community Conference Room, Greece Town Hall**

### **Present**

Alvin I. Fisher, Jr., Chairman

Rick Antelli

Christine R. Burke

Devan Helfer

William E. Selke

Jamie L. Slocum

Christopher A. Schiano, Esq., Deputy Town Attorney

Scott R. Copey, Planner

Michelle M. Betters, Planning Board Secretary

### **Absent**

Michael H. Sofia

John Gauthier, P.E., Associate Engineer

### **Additions, Deletions and Continuances to the Agenda**

### **Announcements**

PLANNING BOARD MINUTES  
April 6, 2016

**PUBLIC HEARINGS**

**Old Business**

None

**New Business**

None

**SITE PLANS**

**Old Business**

None

**New Business**

1. Applicant: Yaro Enterprises  
Location: 1245 & 1255 Lee Road  
Mon. Co. Tax No.: 089.15-02-14 & 089.15-02-15  
Request: Site plan review of a proposed restaurant (one story; 3,750± square feet), with related parking, utilities, grading, and landscaping, on approximately 1.9 acres  
Zoning District: IG (General Industrial)

**The following is a synopsis of the discussion pertaining to the above-referenced request.**

Mike Ritchie and Dan Brocht, Costich Engineering; Ken Bracker, R.A., Bracker Associates; and Tony Kirik, Yaro Enterprises, presented the application.

Mr. Ritchie: We are here tonight requesting site plan approval for a restaurant to be constructed. The property was previously developed as a restaurant, and the neighboring property was a single-family residence; both properties share a driveway to Lee Road. This property was issued a use variance in 1983 to allow for a restaurant; it has been vacant for a number of years. We have received comments from the Town's staff, and we believe we can work with the Town and County to resolve any comments.

Mr. Copey: This was reviewed by the Monroe County Department of Planning and Development and the Monroe County Review Committee. The most notable comment was that they asked for a traffic analysis. In speaking with the applicant, I understand that the Monroe County Department of Transportation ("MCDOT") may be satisfied with some traffic volumes and some trip generation numbers. Our engineering department would like to have the location of the sanitary sewer force main that services this site, fully identified to the point where it reaches a public sanitary sewer, which is a ways away from the site. Engineering also had a question regarding the 24-inch-diameter storm sewer pipe that services the site. The Fire Marshal noted that the fire connection should be in the southeast corner of the building and the east drive lane should be marked "Fire Lane" and the hydrant spacing should be reviewed; there may be a need for additional hydrant.

PLANNING BOARD MINUTES  
April 6, 2016

Richard Diehl, 1231 Lee Road: I live next door. Is there a specific restaurant proposed? What will be the hours of operation, and will they be serving alcohol? How will the drive-up traffic work, and will the light spill be contained to the property? Will there be outdoor seating, or speakers? Will there be fencing separating the property from mine? When the property was a bar, there were bottles and garbage left on my property; I hope that that does not happen again. There are six acres on the east side. What is the intension for that?

Mr. Kirik: There will be no alcohol, there will be a gray, vinyl, six-foot-high fence. The hours will be 10:30 a.m. to 11:00 p.m.; on the weekends, we will be open to 1:00 a.m. We meet the setbacks of the code. The restaurant is considered a burger and fries location. It's a fresh, quick burger facility.

Mr. Fisher: This is not a facility that we would recognize?

Mr. Kirik: No, it's better than what is out there. Lights will not spill over the property line. We have canopy that will be lighted during business hours. There will be seating outside for the months that we have nice weather. There are speakers for the drive-up service, but you will not hear those off the property.

Mr. Schiano: Will this have music outdoors or are the loudspeakers just for the drive-up?

Mr. Kirik: It's not set in stone. OK, so no music. The other property will be green space.

Mr. Selke: What is the length of the fence?

Mr. Kirik: Whatever the code is.

Mr. Copey: You'll have to show it on your map and it will have to extend far enough to block headlights for the neighbor.

Mr. Fisher: There is no light spill, but if there is an issue the lights can be adjusted easily.

Mr. Diehl: I'm not looking to be picky. There are about 50 feet but thought this would be the chance to ask and give my input. The restaurant before had loud music and I could not hear my TV, but I wish them success.

Mr. Selke: Is this a chain restaurant? Do you have an example of the building?

Mr. Bracker: I'm the architect for the project. We are using a simulated stone to define some of the building, and it forms a base around the building. Above, there is a pre-cast concrete sill; above that will be gray exterior insulation and finishing system ("EIFS") product. We have storefront glass, and we have awnings around the various windows.

Mr. Fisher: The awnings above the drive-up service window will be the same as the others?

Mr. Selke: On the drawing, you have two windows.

Mr. Bracker: One is a pay window, and the other is the pick-up window.

Mr. Selke: Where are the air conditioning units? The color and choices are attractive.

Mr. Bracker: They will be on the roof and screened.

Mr. Fisher: The key issue is the visibility, and to have an attractive building that people will want to go to.

Mr. Selke: The drive-up lane goes from one lane to two, then back down to one. Is that typical for it to narrow down? The fence has to shield the headlights.

Mr. Copey: Each lane is about 15 feet wide. A town road is 20 feet wide, so it's a pretty wide area where there are two lanes; a car can bypass the other lane. We can have the Fire Marshal look at it.

PLANNING BOARD MINUTES  
April 6, 2016

Mr. Ritchie: We have no problem with that.

Mr. Selke: There is an area that is higher. Will it be graded so that it is level? My other concern is that there is a big swale at the corner of Lee Road and Ridgeway Avenue. Is that where the runoff will go?

Mr. Ritchie: Yes, and it will be an improvement to that site.

Mr. Selke: Will there be a check of the property for garbage and such that may get around?

Mr. Ritchie: The owner wants it to remain as attractive as possible. We have proposed landscaping that is aesthetically pleasing. Along the south side, the fence will stop short of Lee Road so as not to block the view of/for cars leaving the site.

Mr. Antelli: Will there be a "Stop" sign for vehicles exiting the drive-up lane after the pick-up window? There will be a lot of activity there.

Mr. Ritchie: Yes. We can place one there.

Mr. Copey: Are the easements for the force main all set? Do you need to obtain those?

Mr. Ritchie: The owner did hire a plumber, and they did lead test. It does tie into a public sanitary sewer. We will need an easement from 1245 Lee Road to 1255 Lee Road so that there is reciprocal access to those.

Mr. Copey: So, you know the location?

Mr. Ritchie: The applicant can provide the documentation from the plumber to confirm that.

Mr. Copey: Good. Please do that as soon as possible.

**Motion by Ms. Burke, seconded by Ms. Helfer, to continue the application to the April 20, 2016, meeting, as requested by the applicant.**

<b>VOTE:</b>	<b>Antelli</b>	<b>Yes</b>	<b>Burke</b>	<b>Yes</b>
	<b>Helfer</b>	<b>Yes</b>	<b>Slocum</b>	<b>Yes</b>
	<b>Selke</b>	<b>Yes</b>	<b>Sofia</b>	<b>Absent</b>
	<b>Fisher</b>	<b>Yes</b>		

**MOTION CARRIED  
APPLICATION CONTINUED  
TO APRIL 20, 2016, MEETING**

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PLANNING BOARD MINUTES  
April 6, 2016

**SPECIAL PLANNING TOPICS**

**Old Business**

None

**New Business**

1.     Applicant:                 WoodSprings Suites Rochester, NY Northwest LLC  
       Location:                125 Bellwood Drive (in Canal Ponds Business Park)  
       Mon. Co. Tax No.:       089.04-1-8.1, 089.04-1-8.3  
       Request:                 Concept plan review of a proposed extended stay hotel, (four stories; 124± rooms) with related parking, utilities, grading, and landscaping, on approximately 3.5 acres  
       Zoning District:         BG (General Business)

**The following is a synopsis of the discussion pertaining to the above-referenced request.**

Jack Knowles, WoodSprings Hotels, and Brian Burri, Bergmann Associates, presented the application.

Mr. Knowles: We are a hotel chain that was started in 2003 by Jack Dubois. He started Residence Inn, Candlewood Suites, Summerfield Suites, and then Value Place, and that has morphed in to WoodSprings Suites. We have about 205 hotels in 32 states. This will be our first hotel in the state of New York. We are excited to come to Greece; your demographics meet our profile very well. We are looking forward to working with you to come up with a product to be proud of. This building will be four stories, about 124 rooms, just over 48,000 square feet. It represents an investment of about \$8,000,000. It will bring about four to five full-time jobs and 300 construction jobs to the community.

Mr. Fisher: Could you explain what is meant by "extended stay hotel"?

Mr. Knowles: Our average customer stay is more than a week; it generally is three to four weeks. Our suite is a single room but it has a kitchenette, with a refrigerator, two-burner stove, and a microwave oven. There are king and queen beds; we have a sofa and a work table. We run at about 85% occupancy.

Mr. Burri: We are at the northeast corner of the business park, off Bellwood Drive. When we master planned this area, this is where we envisioned hotels to be. Our access driveway will be aligned opposite Longleaf Boulevard. It will serve as a shared access driveway for future development north of the hotel. We will build a driveway into the parcel, with a driveway and parking for circulation around the building. There will be landscaping within the perimeter and in landscape islands. There will be a water quality pond area near the southwest corner of the site. We will design the pond so that it will accept runoff from the future development; ultimately, the discharge is to the existing storm water pond west of Bellwood Drive. Utilities already are in place for the property. In the future, the developer of this property would extend this service drive and loop around. At this time there will be only one access.

Mr. Copey: Would there be connections for the land to the north?

Mr. Burri: There would be one more access driveway at Bellwood Drive.

PLANNING BOARD MINUTES  
April 6, 2016

Mr. Fisher: It seems like you will be taking advantage of the existing storm water facilities that have additional capacity in the area to minimize what you would have to do on-site.

Mr. Burri: Correct. That's why we are proposing the water quality area to be able to accept runoff from the entire 10 acres that comprise this part of Canal Ponds. There is an existing discharge pipe that we would utilize to flow westward under Bellwood Drive.

Mr. Selke: Does this pond have one constant flow?

Mr. Burri: It drains to the wetlands, which feed the main ponds; it has capacity.

Mr. Selke: What are the depth and slope of the pond?

Mr. Burri: Depth is four to five feet, and it is 1:3 slope; there is no water there today.

Mr. Fisher: Because this is an extended stay hotel, there are a number of hiking and biking trails that I think that you would want to identify for people to get to the trails and use them. There are plenty of places and paths, so you should be sure that people can get to them.

Mr. Knowles: Our clientele is varied: people on vacation; or between homes; and a lot of workers and contractors on extended assignments. That is one of the main demographics that we look for—how many large employers are there; this area hit that. Hearing what you said, Mr. Chairman, I think that it makes sense to have bikes available.

Mr. Fisher: One characteristic of the area is that this site is within Canal Ponds. It is so close to a number of growing facilities.

Mr. Burri: The exterior elevations of the building are preliminary. The building is four-stories high. The materials are a combination stone or masonry; as you go up a little higher on the building, the top portion is exterior insulation and finishing system ("EIFS"). The color scheme would be grayish-green; the lighter colors would be tan.

Mr. Fisher: Your corporate colors and architecture would identify it; it looks good.

Mr. Knowles: This hotel will be corporate owned and managed. We will start here as the operator and look for a franchisee to help us fill out the market.

Mr. Selke: Do you have services or amenities? What will the dumpster enclosure look like?

Mr. Knowles: No other services or amenities beyond what's in the suites. The dumpster enclosure will be masonry to match the building.

Mr. Selke: Have you checked with the Canal Ponds Architectural Review Board?

Mr. Burri: We are on top of that. We are on the Town Board agenda for a special use permit.

Mr. Selke: Please explain the lighting.

Mr. Knowles: The lights are in a shoebox type of housing; they will not be dimmed.

Mr. Fisher: I think that the Fire Marshal would be interested in the second access and will want to take a look at that.

Mr. Knowles: That is a comment that we have received; we will address that. My response is, what if we were doing just a single site, with no other future development?

Mr. Copey: He may not be aware that you are planning the second drive later on.

**CONCEPT PLAN REVIEWED**

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PLANNING BOARD MINUTES  
April 6, 2016

2.     Applicant:                RED-Rochester, LLC  
          Location:                Generally, in Eastman Business Park (near southeast corner of  
   Technology Boulevard and Chemical Imaging Loop)  
          Mon. Co. Tax No.:        090.50-1-14.11  
          Request:                 Determination of consistency with previously approved site plan  
   of March 4, 2015  
          Zoning District:         IG (Industrial)

**The following is a synopsis of the discussion pertaining to the above-referenced request.**

Scott Copey, Town of Greece, presented the application.

Mr. Copey: If you recall, the Board approved this new energy generating plan. They were going to have natural gas turbines, in the middle of Eastman Business Park. They proposed three stacks and were approved with the condition that they could make modifications to the design because the design was in its early stages. Now, they are changing the footprint slightly; there will be one building, instead of three. There will be a different energy generation process and equipment, and now there will be four exhaust stacks that will be 160 feet tall and aligned east to west, instead of north to south. The view is not much different. The staff thought that the stacks were the most visible feature. The Board should take a look and determine whether the change is consistent with the Board's previous approval.

Mr. Fisher: The pictures tell the story. If you look at Eastman Business Park, there is a mass of various stacks; that's what Kodak Park always was. If you look at the pictures, you really cannot see much difference. The building won't be that much of a change either. I don't think that anyone from outside the park would be able to see those stacks. In my view, it seems consistent with what we saw before. We look forward to having gas-powered facilities to provide the greener energy.

Mr. Selke: This site is so huge that you will not be able to notice the difference.

**Motion by Mr. Antelli, seconded by Ms. Burke, that the proposed revision is consistent with the previously approve site plan.**

<b>VOTE:</b>	<b>Antelli</b>	<b>Yes</b>	<b>Burke</b>	<b>Yes</b>
	<b>Helfer</b>	<b>Yes</b>	<b>Slocum</b>	<b>Yes</b>
	<b>Selke</b>	<b>Yes</b>	<b>Sofia</b>	<b>Absent</b>
	<b>Fisher</b>	<b>Yes</b>		

**DETERMINATION MADE**

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PLANNING BOARD MINUTES  
April 6, 2016

**ADJOURNMENT:** 8:00 p.m.

**APPROVAL OF PLANNING BOARD MEETING MINUTES**

The Planning Board of the Town of Greece, in the County of Monroe and State of New York, rendered the above decisions.

**Signed:** \_\_\_\_\_

**Date:** \_\_\_\_\_

Alvin I. Fisher, Jr., Chairman